

**PLANNING COMMISSION AGENDA**  
**COEUR D'ALENE PUBLIC LIBRARY**  
**LOWER LEVEL, COMMUNITY ROOM**  
**702 E. FRONT AVENUE**

**MAY 14, 2013**

**THE PLANNING COMMISSION'S VISION OF ITS ROLE IN THE COMMUNITY**

The Planning Commission sees its role as the preparation and implementation of the Comprehensive Plan through which the Commission seeks to promote orderly growth, preserve the quality of Coeur d'Alene, protect the environment, promote economic prosperity and foster the safety of its residents.

**5:30 P.M. CALL TO ORDER:**

**ROLL CALL:** Jordan, Bowlby, Evans, Luttrupp, Messina, Soumas, Haneline, Conery, (Student Rep.), Snow (Alt. Student Rep.)

**APPROVAL OF MINUTES:**

March 26, 2013  
April 9, 2013

**PUBLIC COMMENTS:**

**STAFF COMMENTS:**

**PUBLIC HEARINGS:**

1. Applicant: Washington Trust Bank  
Location: 3528 W. Seltice Way  
Request: A proposed 22.23 acre annexation "The Old Atlas Mill Site"  
LEGISLATIVE, (A-1-13)

**ADJOURNMENT/CONTINUATION:**

Motion by \_\_\_\_\_, seconded by \_\_\_\_\_,  
to continue meeting to \_\_\_\_\_, \_\_\_\_, at \_\_ p.m.; motion carried unanimously.  
Motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to adjourn meeting; motion carried unanimously.

***\* The City of Coeur d'Alene will make reasonable accommodations for anyone attending this meeting who requires special assistance for hearing, physical or other impairments. Please contact Shana Stuhlmiller at (208)769-2240 at least 24 hours in advance of the meeting date and time.***



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**PLANNING COMMISSION  
MINUTES  
MARCH 26, 2013  
LOWER LEVEL – COMMUNITY ROOM  
702 E. FRONT AVENUE**

**COMMISSIONERS PRESENT:**

Brad Jordan, Chairman  
Heather Bowlby, Vice-Chair  
Amy Evans  
Peter Luttrupp  
Rob Haneline  
Lou Soumas  
Grant Conery, Student Rep.

**STAFF MEMBERS PRESENT:**

Sean Holm, Planner  
Shana Stuhlmiller, Public Hearing Assistant  
Warren Wilson, Deputy City Attorney

**COMMISSIONERS ABSENT:**

Tom Messina

**CALL TO ORDER:**

The meeting was called to order by Chairman Jordan at 5:30 p.m.

**STAFF COMMENTS:**

There were none.

**PUBLIC COMMENTS:**

There were none.

**ADMINISTRATIVE ITEMS:**

1. Applicant: Greenstone - Kootenai  
Location: A portion of the SE quarter of section 27  
Request: A 3-lot preliminary plat "Coeur d'Alene Commercial Park"  
SHORT-PLAT (SS-3-13)

Engineering Services Director Dobler presented the staff report and then asked if the Commission had any questions.

Commissioner Bowlby inquired about access to lot three.

Engineering Services Director Dobler explained how access will be obtained to lot three.

Commissioner Soumas inquired about ingress and egress onto Hanley Avenue with concern for safety issues from cars going to the school.

Engineering Services Director Dobler explained that once development is proposed, ingress and egress will be designed to not conflict with vehicles on the existing roadways.

**Motion by Soumas, seconded by Bowlby, to approve Item SS-3-12. Motion approved.**

**PUBLIC HEARINGS:**

1. Applicant: Paul Delay  
Location: 3514 N. Fruitland Lane  
Request: A proposed automobile parking lot for adjacent commercial use Special Use Permit in the R-17 zoning district.  
QUASI-JUDICIAL (SP-1-13)

Planner Holm presented the staff report and answered questions from the Commission.

Commissioner Bowlby inquired about buffering requirements for this property.

Planner Holm explained a planting screen strip at least 10 feet in width, containing evergreen trees, along the area bordering the two districts is required.

**Public testimony open:**

Paul Delay, applicant, 6847 83<sup>rd</sup> Avenue SE, WA, explained the new site plan showing the twenty-two lots needed for the restaurant. He stated that they estimate 20 parking spaces for employees that will be relocated away from the restaurant. He addressed the issues in a letter submitted by Dan Davis who has requested that they provide a buffer between the subject property and the mobile home park. He explained because the design of the lot will change once the final design of the building is submitted, he feels a fence is not a good idea until the final design is done. He added that he would agree to discuss this with Mr. Davis to come up with a compromise that would be a win/win for everyone. He commented that Golden Corral is a family restaurant with the owners investing a lot of their own money and are sympathetic to the concerns of the neighborhood.

Commissioner Luttropp stated that he is happy that the applicant is receptive to meeting with the neighbors to resolve this issue.

Dan Davis, 5729 French Gulch Road, stated that he is the owner of the mobile home park that is home to 60 residents who he considers "family". He stated that he recently had the property listed to sell but had second thoughts since most of the mobile homes are older and difficult to relocate. He stated that a fence is necessary to act as a buffer between the property and the restaurant to provide protection for people with small families and afraid if a buffer is not provided might have a situation similar that would turn into a "pedophile" parking lot.

Linda Heaton, 3535 N. Gunner Court, stated that she is in favor of a buffer between the trailer park and the restaurant because of safety issues, and recently witnessed a man walking around her trailer and is scared.

Helen Radscliff, 3545 N. Gunner Court, stated that she supports the letter written by Mr. Davis requesting an eight foot fence and sidewalks. She stated since demolition began, there has been a lot of dust and she brought a dirty filter from her furnace to demonstrate. She requested that the applicant not use the road located in back of the park during the construction phase and requested no more bonfires at night.

Russ Page, 12906 N. Addison, architect for this project explained the design of the buffer on the site plan. He commented that the parking lot will be paved to the lot line with large shrubs planted

along the lot line to act as a buffer and to help cut down on the dust.

Commissioner Luttrupp inquired if there is anything that can be done now to cut down on the dust.

Mr. Page stated during construction they will have water trucks on site to help eliminate the dust.

Commissioner Bowlby stated she likes the new site plan and agrees with the neighbors that a fence is needed since shrubs take a long time to grow. She commented when Costco was approved a few years ago, the neighbors had a similar request and Costco complied and built an awesome fence. She concurs trying to find a new location to relocate older mobile homes is a challenge and feels confident that the applicant is willing to discuss these issues with the neighborhood to resolve the issue.

Dustin Willhite, 3522 Gunner Court, stated that he is in favor of a fence so residents will have privacy. He added that he likes the project and is concerned about the amount of dust during the construction phase that affects his asthmatic daughter.

Misty Willhite, 3522 Gunner Court, stated that her husband works nights and she is scared. She explained that her home sits on a lot that is open to anyone who wants to walk up to her home and look in her windows. She is scared and fearful for her safety. She added that she can't even have her blinds open; afraid that someone might be looking in the window.

Mr. Delay requested a five minute recess before his rebuttal, so he could discuss the fence situation with Mr. Davis.

Motion by Soumas, seconded by Bowlby, for a 5 minute recess. Motion approved.

**REBUTTAL:**

Mr. Delay stated that they would agree to construct a 6 ft. fence before construction with landscaping being done at a later time.

**Public testimony closed.**

**DISCUSSION:**

Commissioner Soumas inquired if a condition could be added stating that a fence be constructed before construction begins on the building.

Deputy City Attorney Wilson stated that since a fence was discussed during public testimony, he does not see a problem with a condition for a fence.

Motion by Soumas, seconded by Bowlby, to approve Item SP-1-13. Motion approved.

**ROLL CALL:**

Commissioner Bowlby	Voted	Aye
Commissioner Evans	Voted	Aye
Commissioner Luttrupp	Voted	Aye
Commissioner Soumas	Voted	Aye
Commissioner Haneline	Voted	Aye

Motion to approve carried by a 5 to 0 vote.

**ADJOURNMENT:**

Motion by Bowlby, seconded by Haneline, to adjourn the meeting. Motion approved.

The meeting was adjourned at: 7:18 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant

**PLANNING COMMISSION  
MINUTES  
APRIL 9, 2013  
LOWER LEVEL – COMMUNITY ROOM  
702 E. FRONT AVENUE**

**COMMISSIONERS PRESENT:**

Brad Jordan, Chairman  
Heather Bowlby, Vice-Chair  
Amy Evans  
Tom Messina  
Grant Conery, Student Rep.

**STAFF MEMBERS PRESENT:**

Tami Stroud, Planner  
Shana Stuhlmiller, Public Hearing Assistant  
Warren Wilson, Deputy City Attorney

**COMMISSIONERS ABSENT:**

Peter Luttrupp  
Rob Haneline  
Lou Soumas  
Jennifer Snow, Alt Student Rep.

**CALL TO ORDER:**

The meeting was called to order by Chairman Jordan at 5:30 p.m.

**APPROVAL OF MINUTES:**

Motion by Messina, seconded by Conery, to approve the minutes of the Planning Commission meeting on March 12, 2013. Motion approved.

**STAFF COMMENTS:**

Planning Commission membership

Staff received a letter from Commissioner Luttrupp requesting to be reappointed to the Planning Commission.

Chairman Jordan inquired if any commissioners object.

There were no objections.

**PUBLIC HEARINGS:**

1. Applicant: Coeur d'Alene School District #271  
Location: 310 N 9<sup>th</sup> Street  
Request: A proposed Community Education special use permit in the R-12 (Residential at 12 units/acre) zoning district  
QUASI-JUDICIAL (SP-2-13)

Planner Stroud presented the staff report and answered questions from the Commission. There were no questions for staff.

**Public Testimony open:**

Brian Martin, Applicant representative, 5679 N. 16<sup>th</sup> Dalton Gardens, commented that staff did a great presentation and explained that the school is expanding by removing the administrative building and adding a kitchen multi-purpose room, library and main office on the north side of the existing building. He added by removing the administrative building will now have available parking that has been an issue in the past.

Commissioner Bowlby inquired Mr. Martin can explain where the addition is going to be on the site plan.

Mr. Martin explained that they will be adding another story on the building with the first floor being classrooms.

Public Testimony closed.

**Motion by Bowlby, seconded by Evans, to approve Item SP-2-13. Motion approved.**

**ROLL CALL:**

Commissioner Bowlby	Voted	Aye
Commissioner Evans	Voted	Aye
Commissioner Messina	Voted	Aye

Motion to approve carried by a 3 to 0 vote.

**ADJOURNMENT:**

Motion by Bowlby, seconded by Evans, to adjourn the meeting. Motion approved.

The meeting was adjourned at 5:53 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant



**PLANNING COMMISSION  
STAFF REPORT**

FROM: TAMI A. STROUD, PLANNER  
DATE: MAY 14, 2013  
SUBJECT: A-1-13 – ZONING PRIOR TO ANNEXATION  
**LOCATION – +/- 22.23 ACRES KNOWN AS THE WESTERN HALF OF  
THE OLD ATLAS MILL SITE- LYING BETWEEN SELTICE WAY AND  
THE SPOKANE RIVER**

**Applicant:** Verdis  
602 E. Garden Avenue  
Coeur d'Alene, ID 83814

**Property owner:** Washington Trust Bank  
717 West Sprague Avenue  
Spokane, WA 99210-2127

**DECISION POINT:**

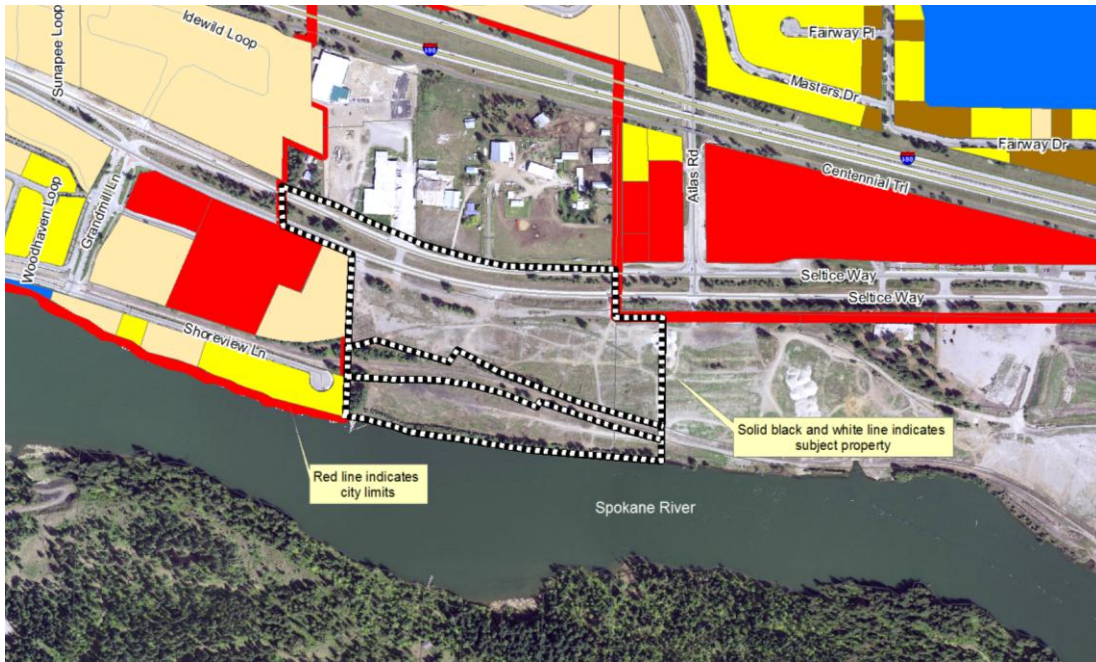
Verdis on behalf of Washington Trust Bank, is requesting Zoning Prior to Annexation from County Industrial to C-17 (Commercial) and R-12 (Residential at 12 units/acre) zoning districts.

**GENERAL INFORMATION:**

A. Aerial photo

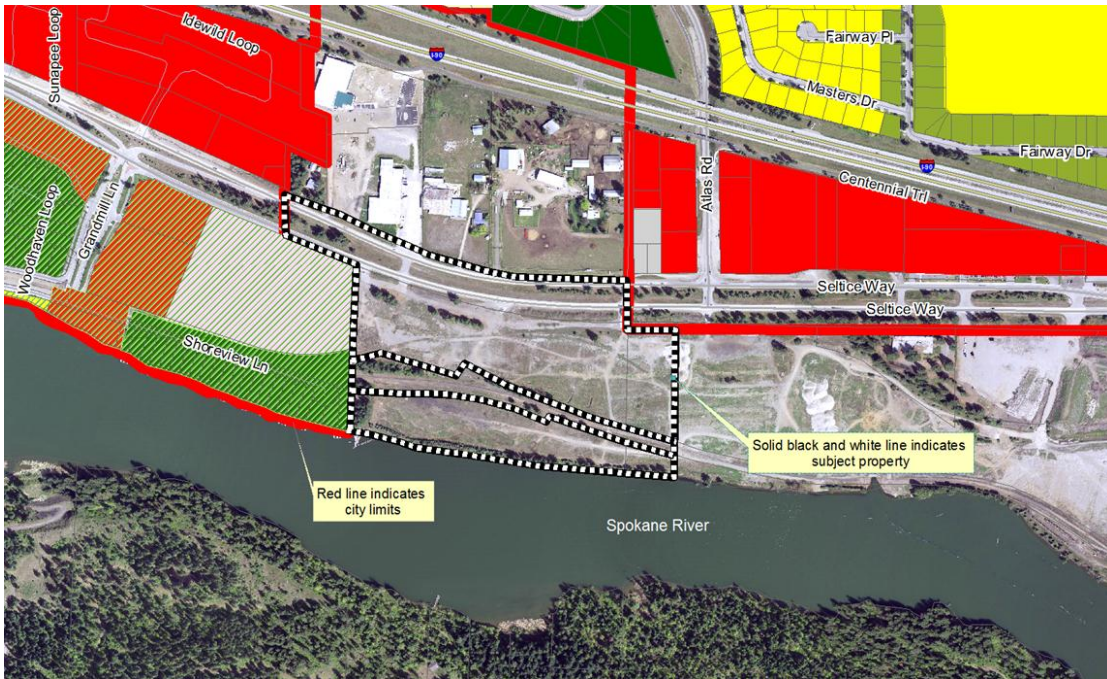


B. Generalized land use pattern:



- Land Use
- SFA
- SFD
- DUPLEX
- MH
- MHP
- MFD
- CIVIC
- COMM
- MFGR
- AGRICULTURE
- VACANT

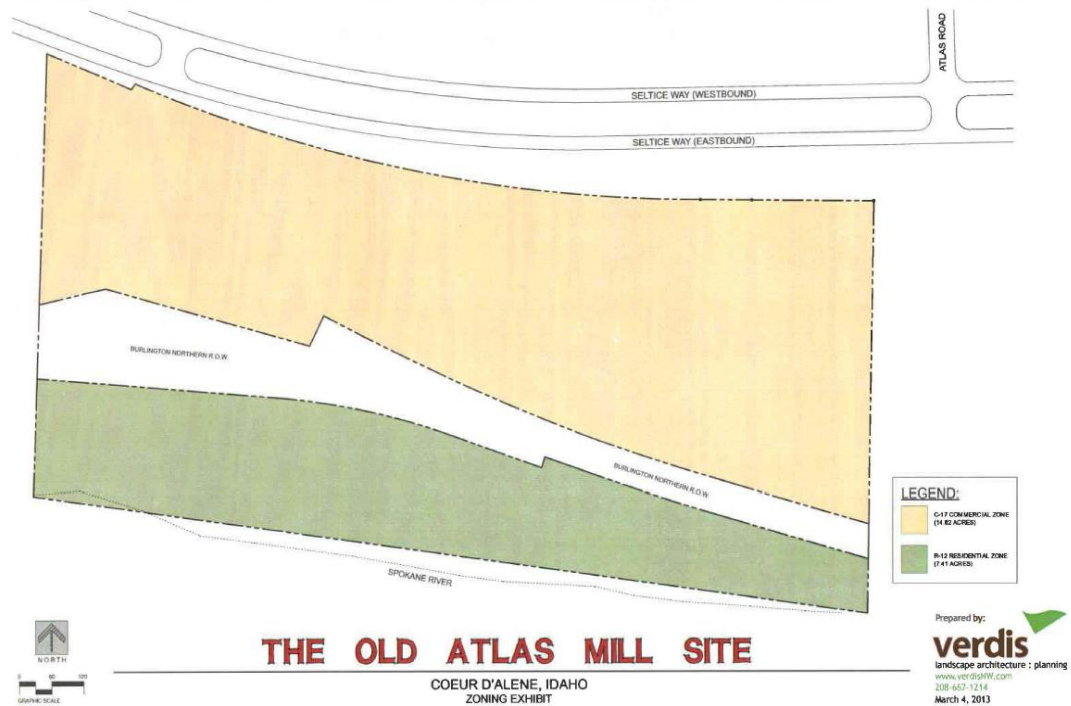
C. Zoning:



- zoning
- C-17
- C-17L
- C-17LPUD
- C-17PUD
- DC
- DCPUD
- LM
- M
- MH-8
- MH-8PUD
- NC
- NW
- R-1
- R-12
- R-12PUD
- R-17
- R-17PUD
- R-1PUD
- R-3
- R-3PUD
- R-5
- R-5PUD
- R-8
- R-8PUD
- R-8SF



D. Proposed zoning:



- E. Land uses in the area include single-family residential, multi-family, mobile homes, commercial, and vacant land.
- F. The subject property was the former site of the Old Atlas mill site. It is now vacant land with a tree cover of Ponderosa pine and other native conifers.

**PERFORMANCE ANALYSIS:**

**A. Zoning:**

1. The proposed zoning for the annexation is as follows:  
**Parcel 1: C-17 (Commercial at 17 units/acre) – 14.82 Acres.**

**Purpose and Intent:**

The requested C-17 zoning district is intended as a broad spectrum commercial district that permits limited service, wholesale/retail and heavy commercial in addition to allowing residential development at a density of seventeen (17) units per gross acre. It should be located adjacent to arterials; however, joint access developments are encouraged:

**Uses permitted by right:**

1. Single-family detached housing (as specified by the R-8 District).
2. Duplex housing (as specified by the R-12 District).
3. Cluster housing (as specified by the R-17 District).
4. Multiple-family (as specified by the R-17 District).
5. Home occupations.
6. Community education.
7. Essential service.
8. Community assembly.
9. Religious assembly.
10. Public recreation.
11. Neighborhood recreation.
12. Commercial recreation.
13. Automobile parking when serving an adjacent business or apartment.
14. Hospitals/health care.
15. Professional offices.
16. Administrative offices.
17. Banks and financial institutions.
18. Personal service establishments.
19. Agricultural supplies and commodity sales.
20. Automobile and accessory sales.
21. Business supply retail sales.
22. Construction retail sales.
23. Convenience sales.
24. Department stores.

25. Farm equipment sales.
26. Food and beverage stores, on/off site consumption.
27. Retail gasoline sales.
28. Home furnishing retail sales.
29. Specialty retail sales.
30. Veterinary office.
31. Hotel/motel.
32. Automotive fleet storage.
33. Automotive parking.
34. Automobile renting.
35. Automobile repair and cleaning.
36. Building maintenance service.
37. Business support service.
38. Communication service.
39. Consumer repair service.
40. Convenience service.
41. Funeral service.
42. General construction service.
43. Group assembly.
44. Laundry service.
45. Finished goods wholesale.
46. Group dwelling-detached housing.
47. Mini-storage facilities.
48. Noncommercial kennel.
49. Handicapped or minimal care facility.
50. Rehabilitative facility.
51. Child care facility.
52. Juvenile offenders facility.
53. Boarding house.
54. Commercial kennel.
55. Community organization.
56. Nursing/convalescent/rest homes for the aged.
57. Commercial film production.

**Uses allowed by special use permit:**

1. Veterinary hospital.
2. Warehouse/storage.
3. Custom manufacturing.
4. Extensive impact.
5. Adult entertainment sales and service.
6. Auto camp.
7. Residential density of the R-34 district as specified.
8. Underground bulk liquid fuel storage-wholesale.
9. Criminal transitional facility.
10. Wireless communication facility.

**Parcel 2:** R-12 (Residential at 12 units/acre) -7.14 Acres

This district is intended as a residential area that permits a mix of housing types at a density of not greater than 12 units per gross acre. This district is intended for those areas of the city that are developed at this density or are preferably developed at this density because of factors such as vehicular access, topography, flood hazard and landslide hazard.

**R-12 Zoning District:**

**Uses permitted by right:**

- |                                    |  |
|------------------------------------|--|
| 1. Administrative                  | 4. Commercial recreation                 |
| 2. Duplex housing                  | 5. Community assembly                    |
| 3. Essential service (underground) | 6. Community education                   |
| 4. Home occupation                 | 7. Community organization                |
| 5. Neighborhood recreation         | 8. Convenience sales                     |
| 6. Pocket residential development  | 9. Essential service (aboveground)       |
| 7. Public recreation               | 10. Group dwelling - detached housing    |
| 8. Single-family detached housing  | 11. Handicapped or minimal care facility |
- Uses permitted by special use permit:**
- |                               |                                       |
|-------------------------------|---------------------------------------|
| 1. Boarding house             | 12. Juvenile offenders facility       |
| 2. Childcare facility         | 13. Noncommercial kennel              |
| 3. Commercial film production | 14. Religious assembly                |
|                               | 15. Restriction to single-family only |

- A. With annexation, that portion of the subject property along the Spokane River 150-feet inland from the summer level of the Spokane River would fall under the City's Shoreline Regulations, which are intended to protect, preserve and enhance visual resources and public access to the shoreline, as follows:
1. From the summer level of the Spokane River 40-feet inland is a "prohibited construction zone".
  2. In the remainder of the Shoreline overlay zone:
    - A. The maximum building height for new structures is 30-feet.
    - B. A minimum side yard equal to 20% of the average width of the lot is required.
- B. Low lying areas along the Spokane River within the 100-year flood zone would be subject to the requirements of the City's Flood Hazard Area Regulations.

*Evaluation:* The zoning is generally compatible with the existing development in the area.

**FINDINGS:**

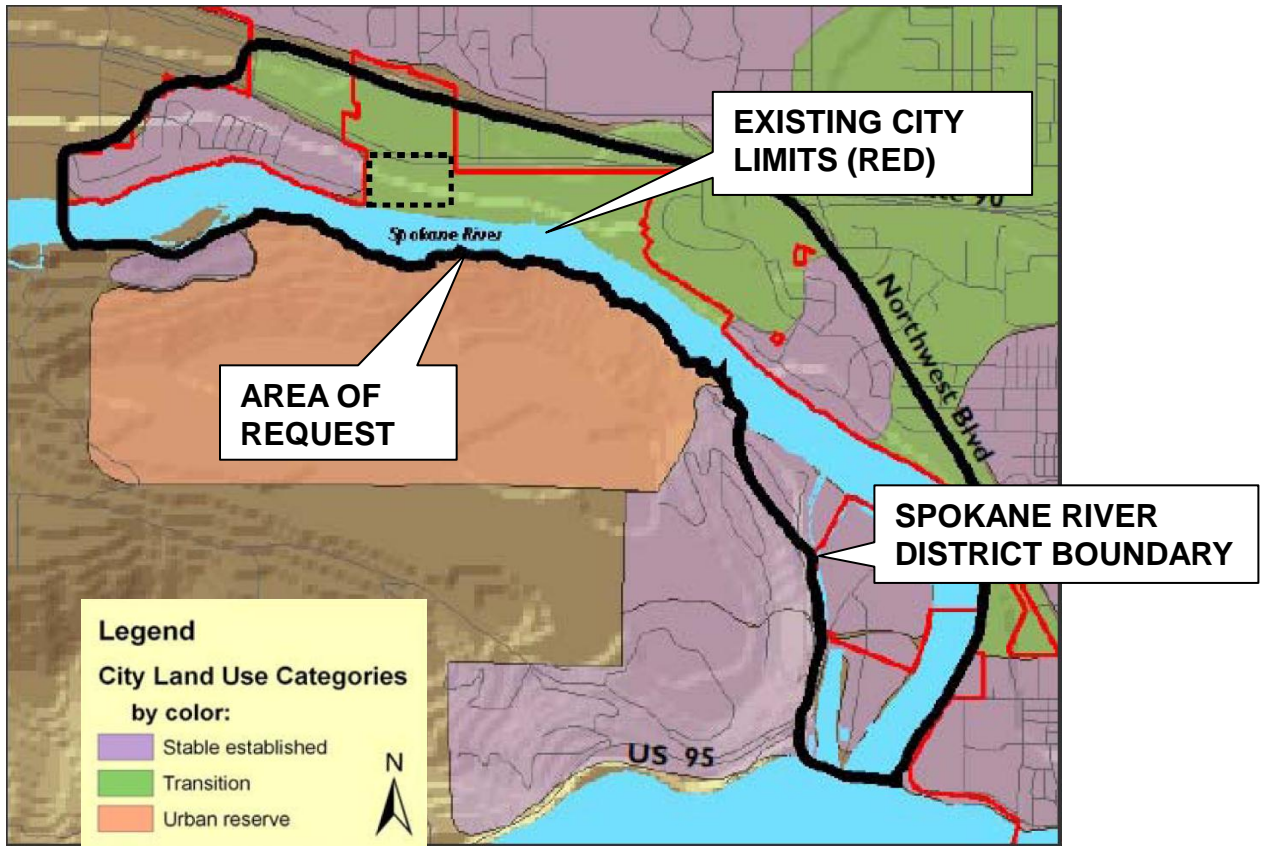
**Finding #B8: That this proposal (is) (is not) in conformance with the Comprehensive Plan policies.**

1. The subject property is within the Area of City Impact Boundary.
2. The subject property has a land use designation of Transition

**Transition Areas:**

These areas are where the character of neighborhoods is in transition and should be developed with care. The street network, the number of building lots and general land use are expected to change greatly within the planning period.

2007 COMPREHENSIVE PLAN MAP: SPOKANE RIVER DISTRICT



**Significant Policies:**

- Objective 1.01 - Environmental Quality:  
Minimize potential pollution problems such as air, land, water, or hazardous materials.
- Objective 1.02 – Water Quality:  
Protect the cleanliness and safety of the lakes, rivers, watersheds, and the aquifer.
- Objective 1.04 –Waterfront Development:  
Provide strict protective requirements for all public and private waterfront developments.
- Objective 1.05 -Vistas:  
Protect the key vistas and view corridors of the hillsides and waterfronts that make Coeur d’Alene unique.
- Objective 1.12 - Community Design:  
Support the enhancement of existing urbanized areas and discourage sprawl.
- Objective 1.14 - Efficiency:  
Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.

- Objective 2.01 - Business Image & Diversity:  
Welcome and support a diverse mix of quality professional, trade, business, and service industries, while protecting existing uses of these types from encroachment by incompatible land uses.
- Objective 2.02 - Economic & Workforce Development:  
Plan suitable zones and mixed use areas, and support local workforce development and housing to meet the needs of business and industry.
- Objective 3.05 - Neighborhoods:  
Protect and preserve existing neighborhoods from incompatible land uses and developments.
- Objective 3.06 - Neighborhoods:  
Protect the residential character of neighborhoods by allowing residential/commercial/industrial transition boundaries at alleyways or along back lot lines if possible.
- Objective 3.16 - Capital Improvements:  
Ensure infrastructure and essential services are available prior to approval for properties seeking development.
- Objective 4.01 - City Services:  
Make decisions based on the needs and desires of the citizenry.
- Objective 4.02 - City Services:  
Provide quality services to all of our residents (potable water, sewer and stormwater systems, street maintenance, fire and police protection, street lights, recreation, recycling, and trash collection).
- Objective 4.06 - Public Participation:  
Strive for community involvement that is broad-based and inclusive, encouraging public participation in the decision- making process.

**Finding #B9: That public facilities and utilities (are)(are not) available and adequate for the proposed use.**

**SEWER:**

The Wastewater Collection System is available and has adequate capacity to serve the proposed areas to be annexed. The Wastewater Treatment Plant also has sufficient capacity to treat the flows from these areas.

Since Parcel One (14.82 acres) has a proposed zoning density (C-17) that will exceed the Wastewater Collection System Master Plan density of 11.8 Equivalent Residential Units per Acre (ERU/ACRE) for this area, a sewer capitalization fee surcharge for densities in excess of the 11.8 ERU/ACRE may be applicable. This surcharge is currently being developed by Wastewater.

**WATER:**

For the proposed annexation of the Washington Trust property at the old Atlas Mill Site, there is water available to the western boundary of the southern parcel (along river). Water is also available along the western and northern boundaries of the north parcel. Extension of the mains would not be a condition for the proposed annexation but would be required for any proposed future development on either or both parcels. The issue would be at the time of development as to whether a public utility easement would be required to cross the railroad property to provide connectivity and redundancy if that parcel is not annexed prior to development.

**STREETS:**

The roadway to the north of the subject property is a four (4) lane, median divided highway (US Hwy 10) that



is under the jurisdiction of both the City of Coeur d'Alene and the Post Falls Highway District. Access and improvement requirements will be addressed when the property develops. Participation in the signalization of the adjacent Atlas Road / Seltice Way intersection may be a component of any annexation agreement that deals with the subject property. The southerly parcel must have public right-of-way access within the City's jurisdiction prior to development.

**Finding #B10: That the physical characteristics of the site (make)(do not make) it suitable for the request at this time.**

The subject property has level terrain with no significant topographic features. A portion of the subject property (Parcel 2) begins to slope as it reaches the frontage along the Spokane River.

*Evaluation:* There are no physical limitations to future development.

**SITE PHOTO: LOOKING SOUTHEAST**



**SITE PHOTO: LOOKING WEST**





**BIRD'S EYE VIEW FROM SOUTH – Approximate location**



**Finding #B11: That the proposal (would)(would not) adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, (and)(or) existing land uses.**

The subject property is adjacent to Seltice Way, which is designated as a minor arterial in the Transportation Plan and is the site of a former lumber mill. The surrounding area has a diverse land use pattern ranging from single-family dwellings and multi-family uses to a mixture of uses along Seltice Way including a mobile home park, commercial, manufacturing and the former Go Kart Fun Park. If there were a neighborhood character in the area, it would be the random mixture of residential, commercial and manufacturing uses that have been there for many years.

**E. Ordinances and Standards Used In Evaluation:**

- Comprehensive Plan - Amended 2007.
- Municipal Code.
- Idaho Code.
- Wastewater Treatment Facility Plan.
- Water and Sewer Service Policies.
- Urban Forestry Standards.
- Transportation and Traffic Engineering Handbook, I.T.E.
- Manual on Uniform Traffic Control Devices.

**ACTION ALTERNATIVES:**

The Planning Commission must consider this request and make appropriate findings to approve, deny or deny without prejudice. The findings worksheet is attached.



## Justification

The reasons for the requested annexation are to in-fill an important riverfront area within the Coeur d' Alene Area of City Impact, obtain City services, and to realize the highest and best use of the land. The subject land was part of the former Atlas and Stimson lumber mill site. All buildings and equipment have been removed and the site has been cleaned up from its former use.

The City annexed around the property in previous years and it is one of four remaining properties needed to fill in the city limits south of Seltice Way and along the riverfront between the Riverstone and Mill River developments. It is contiguous along its western boundary and a portion of the northern boundary.

The proposed annexation conforms to the Coeur d' Alene 2007 Comprehensive Plan as follows;

Goal #1- *Natural Environment*, of the Comprehensive Plan supports policies that preserve the beauty of the natural environment by minimizing potential pollution, protecting the cleanliness of the lakes and rivers and encourages public and private development to incorporate and provide ample public access (Objectives 1.01, 1.02 & 1.03). Those objectives will be fulfilled upon development of the site. Objectives also promote the efficient use of existing infrastructure and the connectivity of pedestrian and bicycle trail systems (Objective 1.14 & 1.16). Infrastructure and trails are readily available.

Goal # 2- *Economic Development* supports business growth that contributes to the economic health of Coeur d' Alene. The proposed annexation will make available suitable zones and a mixed use area that will support a diverse mix of professional trade, business and service industries. Additionally, the annexed area will make available opportunities to live, work and play within comfortable walking/bicycling distances. (Objectives 2.02 & 2.05)

Goal # 3 *Home Environment* strives for a common-sense approach in creating exceptional neighborhood communities by ensuring infrastructure and essential services are available for properties in development, providing a variety of transportation modes and encouraging housing that meets the needs of all income and family status categories. The proposed annexation includes areas for residential waterfront housing opportunities as well as for other higher density housing in the proposed C-17 zone.

Under Special Areas: *Shorelines*, the Comprehensive Plan acknowledges the benefits and assets offered by shoreline properties. Planning efforts and regulations make it a priority to protect and



ensure public access to the city's shorelines by governing appropriate development in areas designated in this category. (Related Objectives 1.02, 1.03, 1.04, 1.05, 1.17, 3.14)

The 2007 Comprehensive Plan's Land Use Map identifies this area as *Transition*, areas where the character of the neighborhood is in transition and expected to change greatly within the planning period. The subject area falls within the Spokane River District of the Land Use Map and is described as being in "a state of flux from its historic past" as a sawmill. The annexed area is envisioned to be a part of master planned development that extends from Riverstone to Mill River and will include commercial, luxury residential and mixed use areas. The characteristics described in the Comprehensive Plan for the Spokane River District Tomorrow appropriately define the long range plans for this area that will include;

- Various commercial, residential, and mixed uses.
- Public access to the river.
- Residential density may approach ten to twelve dwelling units per acre (10-12:1), but pockets of denser housing may be appropriate or encouraged.
- Open space, pedestrian and bicycle connections, and other public spaces.
- The scale of development will be urban in nature, promoting multi-modal connectivity to downtown.
- The scale and intensity of development will be less than the Downtown Core.

The proposed annexation is bisected by a strip of abandoned BNSF Railroad Right-of-Way. Several attempts have been made to include them in the annexation. The railroad tracks have been abandoned and removed and the City's long-range vision is for this property to become a connection to the Centennial Trail, the Prairie Trail and the Atlas Trail. If incorporated into the annexation it would appropriately become open space and a trail corridor. Approval to include the property in the annexation request has not been received at this time.

An excerpt from the closing statement of the 2007 Comprehensive Plan is a good characterization of the proposed annexation;

*"Coeur d'Alene will continue to grow over the life of this plan. The growth will be less spread out than in the past. There will be increased residential density, especially in the downtown core area and in neighborhoods surrounding the downtown. There will be innovative residential/commercial developments proposed. All must be given careful thought, keeping in mind their effects on surrounding, older, established neighborhoods. There will be proposals brought forward to develop environmentally sensitive areas surrounding the city that will require careful and thoughtful decisions. Infrastructure needs and costs, maintaining visual aesthetics, and the preservation of open spaces are all factors in making these decisions."*

## **Zoning**

The requested zoning of C-17 for Parcel 1 conforms to the Comprehensive Plan because it allows for mixed-use development as envisioned in the Plan. The R-12 for Parcel 2 was requested because it allows flexibility for the type of residential and lot sizes than other residential zones for the waterfront area (i.e., single family housing, and duplex housing and pocket housing with a smaller lot size).

Depending upon several factors relating to the annexation of this and adjacent properties, a Limited Design PUD application may follow.



602 east garden avenue  
p. o. box 580  
coeur d' alene, idaho 83816  
tel.208.667.1214  
fax.208.765.2516

[www.verdisnw.com](http://www.verdisnw.com)

## Memo

To: City of Coeur d'Alene Planning Commission

From: Sandy Young, President and Principal Planner *SY*

Date: May 8, 2013

Re: Washington Trust Bank Annexation Request of the former Atlas Mill Site

Last month Verdis submitted an application on behalf of Washington Trust Bank for the annexation of a portion of the former Atlas Mill site. Since that time, the Applicant has obtained a Site Disturbance Permit from the County and contracted for the regrading and mulching/seeding of the site. This was done in an effort to improve the appearance of the site as well as remove debris. The result will be evident in photos I present to you at next Tuesday's hearing.

Since November 2012, we have had numerous discussions with City staff and Tony Berns, Executive Director, Lake City Development Corporation; all discussions have been positive and encouraging.

Verdis has made repeated attempts to include Stimson Lumber, the neighbor to the east, and BNSF, whose property bisects the site, in this annexation request. We believe that these properties will ultimately follow suit and request annexation as well. However, Washington Trust believes the time is right to step forward and begin the process now. Annexation of this property is a first step in continuing communication with Stimson, BNSF, the City and LCDC to appropriately master plan the area, including the coordination of utilities, roads and bike trails.

Washington Trust understands that an Annexation Agreement may include conditions for development of the property. We look forward to presenting this case to you at next Tuesday's hearing and answering any question you may have. Thank you for your time.

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**COEUR D'ALENE PLANNING COMMISSION  
FINDINGS AND ORDER**

**A. INTRODUCTION**

This matter having come before the Planning Commission on May 14, 2013, and there being present a person requesting approval of ITEM A-1-13 , a request for zoning prior to annexation from County Industrial to C-17 (Commercial) and R-12 (Residential at 12 units/acre) zoning districts.

LOCATION – +/- 22.23 ACRES KNOWN AS THE WESTERN HALF OF THE OLD ATLAS MILL SITE-LYING BETWEEN SELTICE WAY AND THE SPOKANE RIVER

APPLICANT: VERDIS

**B. FINDINGS: JUSTIFICATION FOR THE DECISION/CRITERIA, STANDARDS AND FACTS RELIED UPON**

**(The Planning Commission may adopt Items B1-through7.)**

- B1. That the existing land uses are single-family residential, multi-family, mobile homes, commercial, and vacant land.
  
- B2. That the Comprehensive Plan Map designation is Transition.
  
- B3. That the zoning is County Industrial.
  
- B4. That the notice of public hearing was published on April 27, 2013, which fulfills the proper legal requirement.
  
- B5. That the notice of public hearing was not required to be posted, which fulfills the proper legal requirement.
  
- B6. That 25 notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property on April 26, 2013.
  
- B7. That public testimony was heard on May 14, 2013.
  
- B8. That this proposal **(is) (is not)** in conformance with the Comprehensive Plan policies as follows:

B9. That public facilities and utilities **(are) (are not)** available and adequate for the proposed use.  
This is based on

**Criteria to consider for B9:**

1. Can water be provided or extended to serve the property?
2. Can sewer service be provided or extended to serve the property?
3. Does the existing street system provide adequate access to the property?
4. Is police and fire service available to the property?

B10. That the physical characteristics of the site **(do) (do not)** make it suitable for the request at this time because

**Criteria to consider for B10:**

1. Topography.
2. Streams.
3. Wetlands.
4. Rock outcroppings, etc.
5. vegetative cover.

B11. That the proposal **(would) (would not)** adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, **(and) (or)** existing land uses because

**Criteria to consider for B11:**

1. Traffic congestion.
2. Is the proposed zoning compatible with the surrounding area in terms of density, types of uses allowed or building types allowed?
3. Existing land use pattern i.e. residential, commercial, residential w churches & schools etc.



**C. ORDER: CONCLUSION AND DECISION**

The Planning Commission, pursuant to the aforementioned, finds that the request of **VERDIS** for zoning prior to annexation, as described in the application should be **(approved) (denied) (denied without prejudice)**.

Motion by \_\_\_\_\_, seconded by \_\_\_\_\_, to adopt the foregoing Findings and Order.

**ROLL CALL:**

Commissioner Bowlby	Voted _____
Commissioner Evans	Voted _____
Commissioner Luttrupp	Voted _____
Commissioner Messina	Voted _____
Commissioner Soumas	Voted _____
Commissioner Haneline	Voted _____
Chairman Jordan	Voted _____ (tie breaker)

Commissioners \_\_\_\_\_ were absent.

Motion to \_\_\_\_\_ carried by a \_\_\_\_ to \_\_\_\_ vote.

\_\_\_\_\_  
CHAIRMAN BRAD JORDAN